



# Howard Planning and Zoning Minutes



## MINUTES HOWARD COUNTY PLANNING & ZONING March 16, 2016

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 16<sup>th</sup> day of March, 2016 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 8:00 p.m. The Open Meeting Act is posted in the rear of the room. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's office.

Roll call showed 6 members present: Daryl Anderson, Jeff Christensen, Chris Kosmicki, Ken Kozisek, Jack Reimers and Terry Spilinek. Those absent were: Randy Kauk, Ron Kulwicki and Dave Sack. Also present were Cherri Klinginsmith, Planning & Zoning Administrator and Nancy Usasz Planning & Zoning Secretary.

The Agenda and Minutes were e-mailed to the Board Members prior to the meeting. A motion was made by Jeff Christensen and seconded by Daryl Anderson to approve the minutes of the February 17th, 2016 meeting. The motion carried by unanimous voice vote.

At 8:05 non-conforming land use was discussed. Michael Sok wants to build a shed on his property with 1.28 acres. They would like to buy 1 acre but that still does not get them to the 3 acre minimum lot size. Administrator Klinginsmith cannot allow them to put up a building that does not meet proper setbacks. After discussion, it was agreed upon that they need to purchase more land to meet the 3 acre minimum requirement in order to build. If unable to do so, they have the option to request a variance.

Next on the agenda was to discuss Adult Entertainment. Howard County will be updating there regulations to include Adult Entertainment. Discussion included the percent of land needed for such use. Further discussion will be had at the next meeting after Administrator Klinginsmith does more research. They are hopeful to have Legal Counsel at the next meeting.

Next on the agenda was discussion on Seasonal Cabins on Oeltjen's river front property near Elba. After discussion it was decided there should be no more permeant Cabins on this property. They must be on Skids with no permanent electrical hookup. Electrical poll outside with extension cord will be permitted. Recreational vehicles will be allowed. No Zoning Permit will be needed since it will not be a permeant structure.

At 9:30 p.m., a motion was made by Daryl Anderson and seconded by Jeff Christensen to adjourn. The motion carried by unanimous voice vote. Next meeting is tentatively scheduled for April 21, 2016.

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Nancy Usasz, Secretary